122.0	0001	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	952,700	/	952,700
USE VALUE:	952,700	/	952,700
ASSESSED:	952,700	/	952,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHOONMAKER JAMES T & KAREN
Owner 2:	
Owner 3:	
Street 1:	79 NORFOLK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Vinyl Exterior and 2250 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	463,300	2,000	487,400	952,700
Total Card	0.093	463,300	2,000	487,400	952,700
Total Parcel	0.093	463,300	2,000	487,400	952,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.42 | /Parcel: 423.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	78524
GIS Ref	
GIS Ref	
Insp Date	08/30/17

!9489!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 122.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	463,200	2000	4,050.	487,400	952,600	952,600	Year End Roll	12/18/2019
2019	101	FV	348,900	2000	4,050.	514,400	865,300	865,300	Year End Roll	1/3/2019
2018	101	FV	345,200	0	4,050.	379,100	724,300	724,300	Year End Roll	12/20/2017
2017	101	FV	345,200	0	4,050.	362,800	708,000	708,000	Year End Roll	1/3/2017
2016	101	FV	345,200	0	4,050.	335,700	680,900	680,900	Year End	1/4/2016
2015	101	FV	326,000	0	4,050.	281,600	607,600	607,600	Year End Roll	12/11/2014
2014	101	FV	326,000	0	4,050.	275,100	601,100	601,100	Year End Roll	12/16/2013
2013	101	FV	326,000	0	4,050.	262,100	588,100	588,100		12/13/2012

PRINT

Date	Time
12/10/20	23:57:30

LAST REV

Date	Time
01/18/18	15:42:34

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9489

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEASLEY GERALDI	30282-551		6/11/1999	Family	372,000	No	No		
BEASLEY GERALDI	27307-371		5/20/1997		1	No	No		F

USER DEFINED

Prior Id # 1:	78524
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2017	1335	New Wind	3,888	C				
1/26/2017	82	Redo Bat	18,750	C				remod 2nd fl bath
11/25/2013	1731	Re-Roof	9,300	C				
1/26/2012	77	New Wind	13,200					replace 12 windows

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2017	MEAS&NOTICE	HS	Hanne S
2/3/2014	Info Fm Prmt	EMK	Ellen K
11/14/2008	Meas. Denied	197	PATRIOT
10/28/1999	Meas/Inspect	263	PATRIOT
7/15/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	90.	1.34	10									487,351						487,400	

Total AC/HA: 0.09298 | Total SF/SM: 4050 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 487,351 | Spl Credit | Total: 487,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11666667
Const Adj.:	1.00969899
Adj $ / SQ:	146.575
Other Features:	87000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	569220
Depreciation:	105875
Depreciated Total:	463345

COMMENTS

SOLD WITH 122-2-2B BK:12745 PG:517
OF=TOILET IN BMT. DOES NOT AN
INSPECTION, CALLED TWICE 3/11/09.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

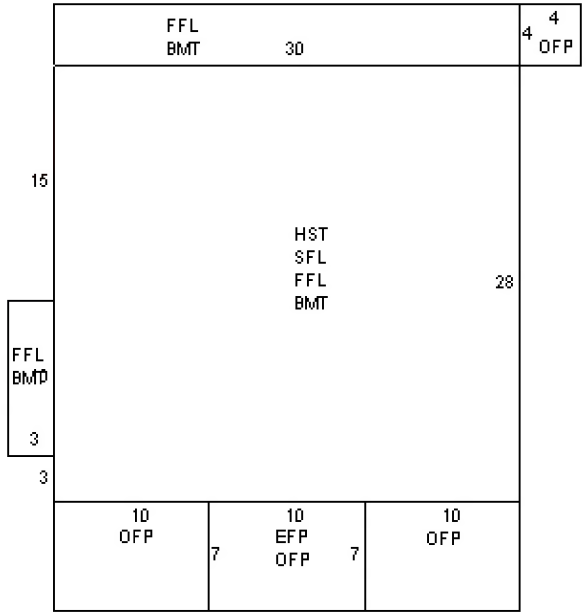
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	177.36
Special Features:	0	Val/Su Net:	131.02
Final Total:	463300	Val/Su SzAd	205.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	990	43.970	43,533
FFL	First Floor	990	146.570	145,109
SFL	Second Floor	840	146.570	123,123
HST	Half Story	420	146.570	61,561
OFP	Open Porch	226	24.030	5,431
EFP	Enclos Porch	70	66.760	4,673

Net Sketched Area:	3,536	Total:	383,430
Size Ad	2250	Gross Are	3956	FinArea	2250
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

122.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	FR	1970	0.00	T	49	101						
22	Wood Deck	D	Y	1	12X16	A	AV	2010	11.21	T	7.2	101			2,000			2,000

More:	N	Total Yard Items:	2,000	Total Special Featues:		Total:	2,000